



City of Carmel

Carmel Advisory Board of Zoning Appeals Regular Meeting Monday, February 28, 2005

Time: 7:00 P.M.
Place: Council Chambers (Second Floor)
Carmel City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (7:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
 - 1g. **Proposed Amendments to Rules of Procedure**-Changes regarding meeting time and agenda order to be considered.
- H. **Public Hearing**.

1h. CMC Properties, Sec 2, lot 3

Petitioner seeks the following development standards variance approval:

Docket No. 04120010 V Chapter 25.07.03.03(d)(2) real estate sign height
The site is located at the northwest corner of 131st St. and US 31. The site is zoned B-5/Business within the US 31 Overlay.
Filed by Sherry Marchbanks of Mazda Sign, Inc. for CMC.

2-5h. Tom Wood Nissan

The applicant seeks the following development standards variance approvals:

Docket No. 05010026 V Chapter 26.04.05 buffer yard requirements
Docket No. 05010027 V Chapter 25.07.02-08.b total number of signs
Docket No. 05010028 V Chapter 25.07.02-08.b 5 signs oriented south
Docket No. 05010029 V Chapter 14.04.09.03 maximum lot coverage

The site is located at 4150 E 96th Street and is zoned B-3/Business.

Filed by Larry Lawhead of Barnes & Thornburg for Tom Wood Nissan.

6-8h. Carmel/Clay Schools, New K-5 Elementary School No. 11

The applicant seeks to construct a school east of the existing Creekside Middle School.

The applicant seeks the following special use and development standards variance approvals:

Docket No. 05010037 SU Chapter 5.02 Special use
Docket No. 05010039 V Chapter 25.07.01-2 Institutional ground sign height
Docket No. 05010040 V Chapter 25.07.02-05.d Traffic directional sign area

The site is located at the southeast corner of Shelborne Road and 126th Street and is zoned S-1/Residence-Low Density. Filed by William E. Payne, AIA of Fanning/Howey Associates, Inc. for Carmel/Clay Schools.

9-13h. TABLED ~~Companion Animal Hospital~~

~~Applicant seeks use variance & development standards variance approvals for veterinary hospital.~~

~~Docket No. 04090009 UV Chapter 19.01 permitted uses~~

~~Docket No. 04090010 V Chapter 27.05 number of parking spaces~~

~~Docket No. 04090023 V Chapter 26.04.05 buffer yard requirements~~

~~Docket No. 04090024 V Chapter 19.04.03 side yard setbacks WITHDRAWN~~

~~Docket No. 04090025 V Chapter 19.04.02 front yard setback~~

~~The site is located at 1425 S Range Line Rd and is zoned B-8/Business.~~

~~Filed by Jim Shinaver of Nelson & Frankenberger for Dr. Buzzetti.~~

14-16h. TABLED ~~O'Malia Fireplace Shop Expansion~~

~~The applicant seeks the following development standards variances:~~

~~Docket No. 04100017 V Chapter 12.04.02 front yard setback~~

~~Docket No. 04100018 V Chapter 27.03.02 no curbed parking~~

~~Docket No. 04110009 V Chapter 26.04.05 buffer yard requirements~~

~~The site is located at 220 S Range Line Rd. The site is zoned B-1/Business.~~

~~Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for the Helen J. O'Malia Trust~~

- I. Old Business.
- J. New Business.
- K. Adjourn.